

# UNOFFICIAL COPY



\*21039190230\*

Doc# 2103919023 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/08/2021 11:46 AM PG: 1 OF 5

## QUIT CLAIM DEED IN TRUST

THE GRANTORS, Ian T. Nelson and Anastasia D. Nelson, husband and wife, of the Village of Western Springs, County of Cook, State of Illinois, for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEY AND QUIT CLAIM to Ian T. Nelson, not individually, but as Trustee of the IAN T. NELSON TRUST DATED JUNE 4, 2010, and to Anastasia D. Nelson, not individually, but as Trustee of the ANASTASIA D. NELSON TRUST DATED JUNE 4, 2010, both whose address is of 4015 Franklin Avenue, Western Springs, IL 60058 (the "Grantees") (hereinafter referred

to as "said trustees" regardless of the number of trustees), not as joint tenants or tenants in common but as TENANTS BY THE ENTIRETY and unto all and every successor or successors in trust under said trust agreements, of the Grantors' 100% interest in the following described real estate in the County of Cook, State of Illinois, to wit:

See Legal Description as Exhibit A attached hereto and made a part hereof

Property Tax Number: 18-05-110-001-0000

Commonly known as: 4015 Franklin Avenue, Western Springs, IL 60058

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreements and set forth herein. Each trust has as its respective grantor, a husband and wife, and said husband and wife are the primary beneficiaries of said trusts, and the interests of the husband and wife in the property are to be held as tenancy by the entirety.

Full power and authority are hereby granted to said trustees to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in

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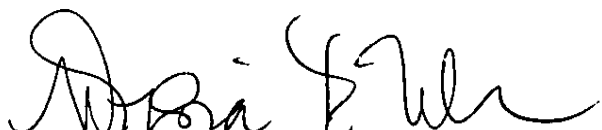
trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustees; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part thereof, to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustees in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustees, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of the trusts have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said trust agreements; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreements were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Indenture and in said trust agreements or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees were duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust. The said grantors hereby expressly waive and release any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hand and seal this 18 day of August, 2020.



Ian T. Nelson



Anastasia D. Nelson

REAL ESTATE TRANSFER TAX

08-Feb-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

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State of Illinois )  
County of Lake ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ian T. Nelson and Anastasia D. Nelson, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal, this 18 day of August, 2020.

Mitchell S. Feinberg  
Notary Public



My commission expires: 11/1/23

This instrument was prepared by and after recording mail to:

Mitchell S. Feinberg  
Chuhak & Tecson, P.C.  
30 S. Wacker Drive, Ste. 2600  
Chicago, IL 60606

Send subsequent tax bills to:

Ian T. Nelson Trust and  
Anastasia D. Nelson Trust  
4015 Franklin Avenue  
Western Springs IL 60658

Exempt under provisions of Paragraph E, Section 31-45 Real Estate Transfer Tax Law

Dated: August 18, 2020

Ian Nelson  
Ian T. Nelson

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## EXHIBIT "A" LEGAL DESCRIPTION

LOT 14 IN BLOCK 11 IN FIELD PARK, BEING A SUBDIVISION OF THE WEST 5/8 OF 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF CHICAGO BURLINGTON AND QUINCY RAILROAD AND THAT PART OF THE EAST 1638.7 FEET OF THE WEST 1886.2 FEET OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF NAPERVILLE ROAD, IN COOK COUNTY ILLINOIS.

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: August 18, 2020

By: Ian Nelson  
Ian T. Nelson

SUBSCRIBED and SWORN to before me this 18 day of August, 2020.



Mitchell Feinberg  
NOTARY PUBLIC  
My commission expires: 11/1/23

The grantee or his/her agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: August 18, 2020

By: Ian Nelson  
Ian T. Nelson, Trustee

SUBSCRIBED and SWORN to before me this 18 day of August, 2020.



Mitchell Feinberg  
NOTARY PUBLIC  
My commission expires: 11/1/23

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 5 of the Illinois Real Estate Transfer Act.]